

# 1153 W. Governor

1153 W. Governor, Springfield, Illinois

## For Sale

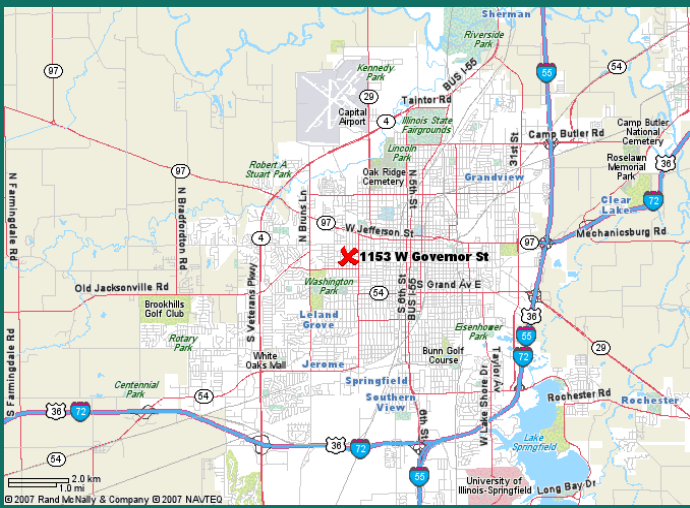


Office/retail building with 2500 S.F. on main floor. The main floor has two large open rooms that are clean and bright with high ceilings. The space is in move-in condition or could easily be converted to a different use. The lower level could be used for dry storage. There are two apartments upstairs with tenants in place.

Zoned S-1

Improvements:

- ◆ New windows throughout
- ◆ New kitchen floors in both apartments
- ◆ Back stairway rebuilt
- ◆ New roof over back patio (remainder of roof is +/- 10 years old)
- ◆ New driveway in back
- ◆ Entire exterior of building painted in 2006



**Garrison Group, Inc.**

Commercial Real Estate

1999 Wabash Avenue Suite 202  
Springfield, IL 62704  
(217) 241-0202  
(217) 241-4202 Fax

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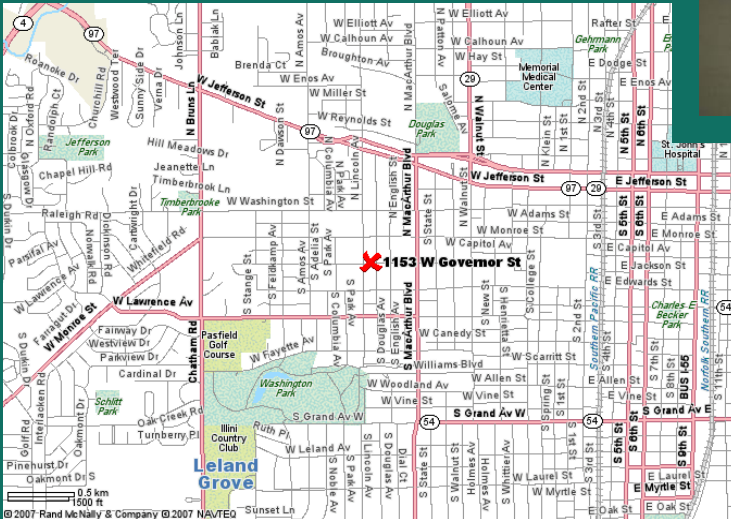
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Main Floor



Main Floor



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